

City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ Thursday, April 16, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Matt Modlin, Chairman, called the meeting to order at 6:02 p.m.

ROLL CALL

Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Matt Modlin	Present	David Badgley	Present
Seth Howerton	Present	Bill Hunt	Absent
Mary Bertram	Present	Steve Nance	Absent

OTHERS IN ATTENDANCE

Shawna Davis, City Administrator
Jenny Neel, Community Development Coordinator

PUBLIC IN ATTENDANCE

Mike Plachte	Tim VonEngeln
Hannah Spaar	Marlon Dyer
Robbie Rucker	

APPROVAL OF MINUTES

Commissioner Howerton moved to approve the March 19, 2026 minutes as submitted; seconded by Commissioner Badgley.

Motion carried 4-Ayes, 0-Noes.

PUBLIC COMMENTS

There were no public comments on non-agenda items.

NEW BUSINESS

A. PUBLIC HEARING – REZONING/ RZ-04-2026 / 25.96 +/- ACRES / ALONG WEST MAIN ST / AGRICULTURAL (LAFAYETTE COUNTY) TO I-1 (LIGHT INDUSTRIAL) / PARCEL # 23-1.0-02-0-000-001.000

Open: 6:05 pm
Close: 6:13 pm

Staff Presentation

The staff report included the rezoning application, location map, public notice, affidavit of publication, letters to neighbors within 185’ of the property, addresses of neighbors within 185’ of the property and the Code of Ordinances-Chapter 50, Division 1. I-1 Light Industrial District. Staff recommends approval of the rezoning request from Agricultural (Lafayette County) to I-1 (Light Industrial).

Applicant Presentation

None

Speakers In Favor/Opposed

Robbie Rucker with Advanced Industries spoke in favor of the rezoning request. He explained to the Commission that Advanced Industries is in the process of purchasing the land to expand their facilities. They want to continue to bring more jobs to the area but they have outgrown their current facilities. Timothy VonEngeln spoke in opposition to the rezoning request. He wants to ensure that his family land is kept economically sound.

Comments from the Commission

Commissioner Howerton has concerns about the foot traffic on Main St.

Motion was made by Commissioner Badgley, to recommend approval of REZONING/RZ-04-2026, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

Matt Modlin	Aye
Mary Bertram	Aye
Seth Howerton	Aye
David Badgley	Aye
Bill Hunt	Absent
Steve Nance	Absent

Motion carried to **APPROVE** recommendation; 4-Ayes, 0-Noes.

NEW BUSINESS

B. PUBLIC HEARING – REZONING/ RZ-05-2026 / 32.932 +/- ACRES / ALONG WEST MAIN ST / AG (AGRICULTURAL) TO I-1 (LIGHT INDUSTRIAL) / PARCEL # 23-1.0-02-1-000-044.010

Open: 6:24 pm
Close: 6:26 pm

Staff Presentation

The staff report included the rezoning application, location map, public notice, affidavit of publication, letters to neighbors within 185' of the property, addresses of neighbors within 185' of the property and the Code of Ordinances-Chapter 50, Division 1. I-1 Light Industrial District. Staff recommends approval of the rezoning request from Ag (Agricultural) to I-1 (Light Industrial).

Applicant Presentation

None

Speakers In Favor/Opposed

None

Comments from the Commission

None

Motion was made by Commissioner Badgley, to recommend approval of REZONING/RZ-05-2026, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

Matt Modlin	Aye
Mary Bertram	Aye
Seth Howerton	Aye
David Badgley	Aye
Bill Hunt	Absent
Steve Nance	Absent

Motion carried to **APPROVE** recommendation; 4-Ayes, 0-Noes.

NEW BUSINESS

C. ORDINANCE ACCEPTING SANITARY SEWER INFRASTRUCTURE

Davis explained that this is the only private sewer left in the community. The City is willing to take on this private sewer but it required easements from 3 property owners. The easements were included in the agenda packet.

Motion was made by Commissioner Howerton, to recommend approval of the ordinance accepting sanitary sewer infrastructure, seconded by Commissioner Badgley, and carried with the following vote: 4-Ayes, 0-Noes.

OLD BUSINESS

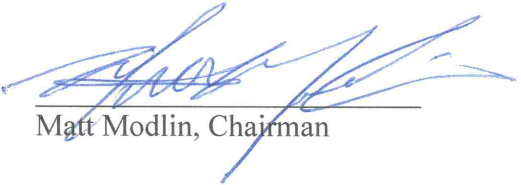
Commissioners continued their discussion on amending Chapter 50 (Zoning) of the Code of Ordinances of the City of Odessa, Missouri, in regard to parking and driveway regulations.

ADJOURN

With no further business to come before the commission, a motion was made by Commissioner Howerton, seconded by Commissioner Badgley, to adjourn the meeting at 8:04 p.m. Motion carried 4-Ayes, 0-Noes.

Approved:

4/23/26



Matt Modlin, Chairman

ATTEST

Jenny Neel
Jenny Neel, Recording Secretary